

..Title

US HWY 17-92 CRA – Consider approval of the Third Amendment to the CRA Redevelopment and Construction Grant Agreement, between Seminole Sir Vac & Sew Vacuum Village, for the property located at 700 North Street, Fern Park, FL 32730, and the US 17-92 Community Redevelopment Agency extending the completion date from September 30, 2015 to December 31, 2015. District4 - Henley (Sonia Nordelo)

..Department

County Manager's Office

..Division

Economic Development

..Authorized By

Nicole Guillet

..Contact/Phone number

Sonia Nordelo

..Motion/Recommendation

1. Approve the Third Amendment to the CRA Redevelopment and Construction Grant Agreement, between Seminole Sir Vac & Sew Vacuum Village, and the US 17-92 Community Redevelopment Agency (CRA) extending the completion date from September 30, 2015 to December 31, 2015 ; or
2. Deny approval of the Third Amendment to the CRA Redevelopment and Construction Grant Agreement, between Seminole Sir Vac & Sew Vacuum Village, and the US 17-92 Community Redevelopment Agency (CRA) extending the completion date from September 30, 2015 to December 31, 2015; or
3. Continue to a time and date certain.

..Background

On March 26, 2013, the Community Redevelopment Agency approved J. Campbell Associates, Inc. d/b/a Seminole Sir Vac & Sew Vacuum Village for a US 17-92 CRA redevelopment grant in the amount of \$117,905. Since receiving the approval, the project has been in progress. On January 28, 2014 Sir Vac was granted a six month extension by the CRA, because of unforeseen delays including the passing of the original grant requestor. However, as a result of several construction difficulties, the project has been delayed further and will not be completed before the expiration of the extended agreement date, September 30, 2015. The applicant is requesting another extension of the completion date reflected in the extended grant agreement. The original completion date was March 31, 2014. The first amendment/extension made the

completion date September 30, 2014. The second extension made the completion date September 30, 2015. Grantee is now asking for an additional extension to address insurance claims and a legal dispute resulting from a faulty roof installation. The proposed completion date is now December 31, 2015.

The Sir Vac project includes the development of a retail store and repair shop in the Community Redevelopment Area. The project location is 700 North Street in Fern Park. The 0.46 acre site was a vacant parking lot. The applicant is building a 6,235 square foot retail space for the Seminole Sir Vac & Sew Vacuum Village Store. The site requires improvements related to drainage and landscaping. The renovation will correct these issues and enhance the look of the site along North Street.

The Applicant is investing nearly \$540,000 (including the grant amount) into the Seminole Sir Vac & Sew Vacuum Village site to compliment improvements made to the corridor by the CRA, as well as increase the value of the property. The investments will directly impact the overall appearance of the corridor, and increase taxable value of the site. The project will also promote economic growth by creating six (6) new jobs.

..Technical Advisory Committee

The Technical Advisory Committee recommended approval of the Third Amendment to the Redevelopment & Construction Grant Agreement between J. Campbell Associates, Inc. d/b/a Seminole Sir Vac & Sew Vacuum Village from a completion date of September 30, 2015 to a completion date of December 31, 2015 via electronic vote on August 3, 2015.

..Staff Recommendation

Staff recommends approval of the Third Amendment to the Redevelopment & Construction Grant Agreement between J. Campbell Associates, Inc. d/b/a Seminole Sir Vac & Sew Vacuum Village from a completion date of September 30, 2015 to a completion date of December 31, 2015.

..Board Date

August 6, 2015

ZORIAN SPERKACZ, P.A.

Attorneys At Law

August 3, 2015

Sonia Fonseca, Program Manager
Seminole County Government
Economic Development
1101 E. 1st Street
Sanford, FL 32771

RE: Sirvac & Sew
700 North Street
Fern Park, Florida 32730
Grant: US 17-92 CRA

Dear Ms. Fonseca:

This firm represents Jim Campbell Associates, Inc., d/b/a Sirvac & Sew in a claim for damages against its contractor and insurer arising out of construction defects in the construction of the new Sirvac & Sew building. These construction defects have also resulted in a delay in completion of the construction. Accordingly, we respectfully request that the county grant Sirvac & Sew an additional 60 days to complete construction without affecting its eligibility for the community grant.

Thank you, and feel free to contact the undersigned should you need any additional information.

Very truly yours,

Zorian Sporkacz

Zorian Sporkacz, Esq.

ZS:me

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